CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- September 20, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang
Zurich Esposito
Sylvia Garcia
Jolene Saul
Sam Toia
Timothy Knudson

Chairman Parang called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Esposito, Garcia, Saul, and Toia). Newly appointed alternate member Timothy Knudson was present for the morning session but took no part in the morning hearings or deliberations on said hearings as he was present solely in an observational capacity.

Motion to approve the minutes from the August 16, 2019 regular meeting made by Toia. Second by Chairman. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the September 20, 2019 agenda made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9:00 A.M.

Request for special use extension

382-18-S ZONING DISTRICT: B3-1 WARD: 31

APPLICANT: Canine Therapy Corps
OWNER: The El Marro Land Trust
PREMISES AFFECTED: 3918 W. Fullerton Avenue

SUBJECT: Application for a special use to establish a shelter and boarding

kennel (animal training).

Motion to approve extension made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia.

Saul, and Toia.

Regular Call

460-19-S ZONING DISTRICT: RM-6.5 WARD: 2

APPLICANT: One Parking 707 Inc.

OWNER: 1415 Condominium Association

PREMISES AFFECTED: 1415 N. Dearborn Street

SUBJECT: Application for a special use to establish non-accessory parking in

an existing twenty-seven story building by using eleven of the

forty-five required parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

461-19-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: John McGowan d/b/a/ Serenity Nails, LLC

OWNER: Amin Ijbara

PREMISES AFFECTED: 8237 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

462-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Johnson Duong **OWNER:** Same as applicant

PREMISES AFFECTED: 3107 W. Armitage Avenue

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

463-19-Z ZONING DISTRICT: B2-3 WARD: 44

APPLICANT: Clark Apartments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3839 N. Clark Street

SUBJECT: Application for a variation to reduce the front setback from the

required 7.5' to zero, rear setback from 30' to 19', north setback from 5' to zero (south to be zero), for a proposed five-story, nine

dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

464-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Giel and Regina Stein Same as applicant PREMISES AFFECTED: 2513 N. Burling Street

SUBJECT: Application for a variation to reduce the north setback from the

required 2' to 8"* (south to be 3'), combined side setback from 5' to

3' for a proposed three-story, single family residence. Motion to approve made by Chairman. Second by Toia.

Motion carried 3-2; yeas – Chairman, Esposito, and Toia; navs

- Garcia and Saul.

*Amended at hearing

465-19-Z ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Gino Battaglia **OWNER:** Same as applicant

PREMISES AFFECTED: 1740 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the required total off-street

> parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed

use building.

Continued to October 18, 2019 at 2:00 p.m.

466-19-Z **ZONING DISTRICT: RM-5.5 WARD: 48**

APPLICANT: Edgewater Acquisitions, LLC

Same as applicant **OWNER:**

5946-62 N. Sheridan Road PREMISES AFFECTED:

SUBJECT: Application for a variation to increase the height from the

maximum 60' to 65.92' for a proposed six-story, fifty-nine dwelling

unit building with ground floor parking.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

467-19-S **ZONING DISTRICT: C1-2 WARD: 27**

APPLICANT: The Salvation Army, an Illinois Corporation

Same as applicant **OWNER:**

PREMISES AFFECTED: 2511-33 W. Madison Street

Application for a special use to expand an existing special use to **SUBJECT:**

> allow the expansion of an existing off-site accessory parking lot which serves the existing community center located at 20 S.

Campbell Avenue.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

*Amended at hearing

ZONING DISTRICT: B3-3 WARD: 26 468-19-S

APPLICANT: OG Management, Inc.

OWNER: Volo Holdings, LLC 2346 Grand Series

PREMISES AFFECTED: 2346 W. Grand Avenue

Application for a special use to establish residential use below the **SUBJECT:**

second floor for a proposed four-story, six dwelling unit building

which shall be a transit served location.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

469-19-S **ZONING DISTRICT: B3-3 WARD: 26**

APPLICANT: OG Management, Inc. **OWNER:** Same as applicant PREMISES AFFECTED: 2346 W. Grand Avenue

SUBJECT: Application for a special use to reduce the required off-street

> parking from six parking spaces to two parking spaces for a proposed four-story, six dwelling unit building which shall be a

transit served location.

and Toia.

470-19-Z ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: OG Management

OWNER: Volo Holdings, LLC 2346 Grand Series

PREMISES AFFECTED: 2346 W. Grand Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 26.33 feet for a proposed four-story, six dwelling

unit building which shall be a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

471-19-Z ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: OG Management, Inc.

OWNER: Volo Holdings, LLC 2346 Grand Series

PREMISES AFFECTED: 2346 W. Grand Avenue

SUBJECT: Application for a variation to reduce the required minimum lot area

from 2,400 square feet to 2,350 square feet for a proposed fourstory, six dwelling unit building which shall be a transit served

location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

472-19-S ZONING DISTRICT: RS-3 WARD: 49

APPLICANT: Discovery Practice Management Inc. d/b/a/ Center for Discovery

OWNER: Chicago Title and Land Trust # 8002370845

PREMISES AFFECTED: 7450 N. Sheridan Road

SUBJECT: Application for a special use to establish a Group Community

Home in an existing three-story, single family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

473-19-Z ZONING DISTRICT: C1-3 WARD: 30

APPLICANT: Edwin E. Muniz d/b/a/ Fast Entertainment Inc.

OWNER: Edwin E. Muniz

PREMISES AFFECTED: 3208 N. Kostner Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ and cover charge for an existing tavern which is located within 125' of

a residential district.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

474-19-Z ZONING DISTRICT: RS-3 WARD: 23

APPLICANT: Oscar Alanis **OWNER:** Same as applicant

PREMISES AFFECTED: 5318 S. Lockwood Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 18.54' to 13.21' for a proposed second floor addition to the

existing one-story, single family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-1; yeas – Chairman, Garcia, Saul, and Toia;

nays - Esposito.

475-19-Z ZONING DISTRICT: B3-3 WARD: 1

APPLICANT: SustaniaBuild, LLC- 2421 Fullerton Series

OWNER: Mary Jo Carpenter

PREMISES AFFECTED: 2423 W. Fullerton Avenue

SUBJECT: Application for a variation to reduce the front setback from 3' to

zero, east setback from 4' to 3', rear setback from 30' to 16' for a proposed four-story retail and twenty-one dwelling unit building

with twenty-one, on-site parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

476-19-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2719-23 W Haddon, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 2719 W. Haddon Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 36.13' to 2', east and west setback each from 2' to zero, combined side setback from 5' to zero for a proposed connection to

the new garage roof deck from the existing three-story, three

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

477-19-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2719-23 W Haddon Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2721 W. Haddon Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 36.12' to 22' for a proposed connection to the new roof

deck from the existing six dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

478-19-Z ZONING DISTRICT: RS-3 WARD: 27

APPLICANT: Albert V. Trigo
OWNER: Same as applicant
PREMISES AFFECTED: 1015 N. Drake Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.54' to zero, north side setback from 2.4' to zero (south shall be zero), combined side setback from 6' to zero to allow a rear fence with rolling gate at 11.2' in height to serve the existing

two-story residential building.

Continued to December 20, 2019 at 2:00 p.m.

479-19-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Primo Center for Women and Children

OWNER: 4952 Madison, LLC

PREMISES AFFECTED: 4952-58 W. Madison Street / 1-17 N. Lavergne Avenue

SUBJECT: Application for a special use to establish a transitional residence in

an existing three-story, mixed use building with ground floor retail

and residential use and residential units above.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

480-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Mateusz Jasinski **OWNER:** Same as applicant

PREMISES AFFECTED: 6167 N. Overhill Avenue

SUBJECT: Application for a variation to reduce rear setback from the required

8.17' to 3.08' for a proposed one-story addition to the side of an

existing one-story, single family residence. Continued to October 18, 2019 at 2:00 p.m.

481-19-Z ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.

OWNER: Nashone Greer

PREMISES AFFECTED: 6706 S. Emerald Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 43.5' to 22' for a proposed two-story day care with an attached one-car garage and two unenclosed parking stalls.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas - Chairman, Esposito, Garcia, Saul

(Toia absent).

482-19-S ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.

OWNER: Alpha Temple Baptist Church **PREMISES AFFECTED:** 6700-06 S. Union Avenue

SUBJECT: Application for a special use to establish an accessory off-site

parking lot to accommodate the required seven parking stalls to serve a proposed day care center at 6706 S. Emerald Avenue.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas — Chairman, Esposito, Garcia, Saul

(Toia absent).

483-19-Z ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Nashone Greer d/b/a/ Little Angels Family Day Care II, Inc.

OWNER: Alpha Temple Baptist Church **PREMISES AFFECTED:** 6700-06 S. Union Avenue

SUBJECT: Application for a variation to establish shared parking for non-

residential uses with different peak hours of operation, to serve the proposed day care at 6706 S. Emerald Avenue and a religious

assembly at 6701 S. Emerald Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, Saul

(Toia absent).

484-19-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Reborn Ministries / Reborn Community Church

OWNER: Same as applicant **PREMISES AFFECTED:** 4000 W. Wilcox Street

SUBJECT: Application for a special use to establish a religious assembly in an

existing two-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

485-19-Z ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Reborn Ministries / Reborn Community Church

OWNER: Same as applicant **PREMISES AFFECTED:** 4000 W. Wilcox Street

SUBJECT: Application for a variation to reduce the front setback from the

required 6.92' to zero for a proposed one story addition and a rear two story addition to a religious assembly in an existing two-story

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

486-19-S ZONING DISTRICT: RM-5 WARD: 28

APPLICANT: Reborn Ministries / Reborn Community Church **OWNER:** City of Chicago Fleet & Facility Management

PREMISES AFFECTED: 3928-34 W. Wilcox Street

SUBJECT: Application for a special use to establish eighteen required off-site

parking spaces to serve a proposed religious assembly at 4000 W.

Wilcox.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

487-19-Z ZONING DISTRICT: RM-5 WARD: 28

APPLICANT: Reborn Ministries / Reborn Community Church **OWNER:** City of Chicago Fleet & Facility Management

PREMISES AFFECTED: 3928-34 W. Wilcox

SUBJECT: Application for a variation to establish shared parking for two non-

residential uses with different peak hours. The existing parking lot

serves an existing library and a proposed religious assembly

located at 4000 W. Wilcox Street.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

488-19-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: GW Lawrence Ashland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1532 W. Lawrence Avenue

SUBJECT: Application for a special use to establish a gas station with a one-

story retail building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

489-19-Z ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: GW Lawrence Ashland, LLC

OWNER: Same as above

PREMISES AFFECTED: 1532 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 15,385.5 square feet for a

proposed gas station with a one-story retail building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

490-19-Z ZONING DISTRICT: B2-2 WARD: 44

APPLICANT: Barrett Home, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1142 W. Diversey Parkway

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,980.44 square feet for a

proposed four-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

491-19-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: 708 S. Campbell, LLC Same as applicant **PREMISES AFFECTED:** 710 S. Campbell Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 12' to 2.33' for a proposed two-story, six dwelling unit

building.

and Toia.

492-19-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: 708 S. Campbell, LLC **OWNER:** Same as applicant 710 S. Campbell Avenue

SUBJECT: Application for a variation to eliminate the required 348.59 square

feet of rear yard open space for a proposed two-story, six dwelling

unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

493-19-S ZONING DISTRICT: B1-3 WARD: 49

APPLICANT: Holy Trinity Eritrean Orthodox Tewahedo Church in Chicago

OWNER: Same as applicant **PREMISES AFFECTED:** 7310 N. Rogers Avenue

SUBJECT: Application for a special use to establish a religious assembly

within a one-story building with fifteen on-site parking spaces.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

494-19-S ZONING DISTRICT: B3-1 WARD: 17

APPLICANT: Deliverance Prayer Center

OWNER: Same as applicant

PREMISES AFFECTED: 7223 S. Ashland Avenue

SUBJECT: Application for a special use to establish a religious assembly in an

existing two-story building with on-site parking.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

495-19-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: Mariama Ngamlianji

OWNER: Monroe-Western Condo Association

PREMISES AFFECTED: 117 S. Western Avenue

SUBJECT: Application for a special use to establish a hair braiding salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

496-19-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: North Park Elementary School

OWNER: Same as applicant

PREMISES AFFECTED: 2017-21 W. Montrose Avenue

SUBJECT: Application for a variation to increase the existing floor area ratio

of 0.9 to 1.23 to allow the expansion of an existing school use in an

existing two-story building, a new rear 10' fence and unenclosed

parking.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

497-19-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: North Park Elementary School

OWNER: Same as applicant

PREMISES AFFECTED: 2017-21 W. Montrose Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.55' to 18', west side setback from 12.08' to zero (east to be zero) for the expansion of an existing school use in an existing two-story building, a new rear 10' high fence and new unenclosed

parking.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul.

and Toia.

498-19-S ZONING DISTRICT: M1-2 WARD: 27

APPLICANT: Covenant House Illinois **OWNER:** DJC Communications, Inc.

PREMISES AFFECTED: 2934 W. Lake Street

SUBJECT: Application for a special use to establish a transitional residence

with beds on the second and third floor of an existing one and three

story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

499-19-S ZONING DISTRICT: B1-2 WARD: 26

APPLICANT: 1205 N Spaulding, LLC **OWNER:** Robert E. Brickmeyer

PREMISES AFFECTED: 3256-58 W. Division / 1205 N. Spaulding Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

with detached six car garage.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

500-19-Z ZONING DISTRICT: B1-2 WARD: 26

APPLICANT: 1205 N Spaulding, LLC **OWNER:** Robert E. Birkmeyer

PREMISES AFFECTED: 3256-58 W. Division Street/ 1205 N. Spaulding Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed three-story, six dwelling unit

building with detached six car garage.

Withdrawn.

501-19-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Jaroslaw Madry
OWNER: Same as applicant
PREMISES AFFECTED: 4830-32 S. St. Lawrence

SUBJECT: Application for a variation to reduce the north setback from 2.02'

to zero, south setback from 2.02' to 0.05', combined side setback from 5.05' to 0.05' to subdivide an existing zoning lot into two zoning lots. The existing three-story, three dwelling unit building at 4830 S. St. Lawrence shall remain. A new three-story, three dwelling unit building is proposed for 4832 S. St. Lawrence

Avenue

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

502-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Anthony & Maureen Chiavola

OWNER: Same as applicant

PREMISES AFFECTED: 6631 W. Albion Avenue

SUBJECT: Application for a variation to reduce the west setback from the

required 4' to 1.6', east setback from 4' to 1.3', combined side setback from 9' to 2.9' for a proposed two-story, single family residence with front covered porch and rear wood deck.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

The Chairman moved to recess at 4:05 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Garcia, Saul, and Toia.

The Board reconvened at 4:35 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Chairman, Esposito, Garcia, and Saul). Toia arrived at 4:38 PM. Newly appointed alternate member Timothy Knudson was present for the afternoon session but took no part in the afternoon hearings or deliberations on said hearings as he was present solely in an observational capacity.

2:00 P.M.

503-19-S ZONING DISTRICT: DX-5 WARD: 3

APPLICANT: South Loop Skilled Nursing Facility d/b/a/ Warren Barr South

Loop

OWNER: FNR Chicago SL, LLC

PREMISES AFFECTED: 46-60 E. 18th Street / 1725 S. Wabash Avenue

SUBJECT: Application for a special use to amend an existing special use to

eliminate the condition requiring off-street parking for fifty-eight automobiles to serve the existing five-story, one-hundred ninety-

seven bed skilled nursing facility.

and Toia.

504-19-S APPLICANT:ZONING DISTRICT: B3-3 WARD: 46
Xuyen Truong as president of 888 Salons Limited

PREMISES AFFECTED: 952 W. Montrose Avenue

OWNER: Jake Siegel (Beneficiary of Trust 93-2076)

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

iouon carrieu 5-0; yeas – Chairman, Esposito

and Toia.

CONTINUANCES

251-19-S ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Kadampa Meditation Center New York

OWNER: Same as applicant

PREMISES AFFECTED: 375 W. Erie Street, Unit C-101

SUBJECT: Application for a special use to establish a religious assembly

facility.

Dismissed for Want of Prosecution.

289-19-Z ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Constantina Koudounis Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2992 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, retail and thirteen

dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

290-19-Z ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Constantina Koudounis Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2992 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

327-19-Z ZONING DISTRICT: B2-3 WARD: 1

APPLICANT: Tim Pomaville

OWNER: Ambrosia Homes of Illinois, LLC Series 39

PREMISES AFFECTED: 2438 N. Western Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to 2'

for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story,

three dwelling unit building.

Continued to October 18, 2019 at 2:00 p.m.

376-19-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Kriser's Feeding Pets for Life, LLC **OWNER:** MR 3629 Western Waveland, LLC

PREMISES AFFECTED: 3649 N. Western Avenue

SUBJECT: Application for a special use to establish an animal shelter /

boarding, animal training/ day care facility. Continued to October 18, 2019 at 2:00 p.m.

383-19-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: KPLN Holdings, LLC

OWNER: L W East Series, LLC and Southport Lincoln Property Series, LLC

PREMISES AFFECTED: 2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story, mixed use building

with an attached twelve car garage.

Withdrawn.

388-19-Z ZONING DISTRICT: C2-3 WARD: 11

APPLICANT: East Bank Storage on 35th Street, Inc.

OWNER: South Branch, LLC **PREMISES AFFECTED:** 1200 W. 35th Street

SUBJECT: Application for a variation to establish a public place of

amusement license to provide an event space which is located

within 125' of a residential district.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

391-19-S ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: 1917 Jefferson Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1917 S. Jefferson Street

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

392-19-Z ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: 1917 Jefferson Partners, LLC

OWNER: Same as applicant PREMISES AFFECTED: 1917 S. Jefferson Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3.882.5 square feet for a proposed

four-story, four dwelling unit building.

and Toia.

394-19-S ZONING DISTRICT: B1-2 WARD: 48

APPLICANT: Board of Education of City of Chicago

OWNER: Shopping Center BF, LLC

PREMISES AFFECTED: 5300 N. Broadway

SUBJECT: Application for a special use to establish a public Pre-Kindergarten

school.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

395-19-S ZONING DISTRICT: RS-2 WARD: 34

APPLICANT: Shama Ministries **OWNER:** Same as applicant

PREMISES AFFECTED: 11136 S. Eggleston Avenue

SUBJECT: Application for a special use to establish a group community

home.

Motion to approve made by Chairman. Second by Toia. Motion denied 0-4; yeas – none; navs -Esposito, Garcia, Saul,

and Toia (Chairman absent).

402-19-Z ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: Joseph Peterchak OWNER: Same as applicant PREMISES AFFECTED: 77 E. Cedar Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 20.08' to zero for a proposed three-story rear addition with

roof deck

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

407-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1913 N. Halsted Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 39.3' to 32' for a proposed four-story, two dwelling unit

building.

Continued to October 18, 2019 at 2:00 p.m.

408-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

SUBJECT: Application for a variation to establish a new curb cut to serve a

proposed four-story, two dwelling unit building.

Continued to October 18, 2019 at 2:00 p.m.

410-19-S ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2755 W. Lawrence Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open

porch.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

411-19-Z ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle

OWNER: Same as applicant

PREMISES AFFECTED: 2755 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the

rear open porch.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

413-19-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT:JYM Investments, LLC
Same as applicant **PREMISES AFFECTED:** 2321 W. Howard Street

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed one-story, restaurant. Continued to October 18, 2019 at 2:00 p.m.

415-19-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: 7-Eleven, Inc.
OWNER: Same as applicant

PREMISES AFFECTED: 4346 N. Kimball Avenue

SUBJECT: Application for a special use to establish a gas station.

Continued to November 15, 2019 at 2:00 p.m.

416-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza
PREMISES AFFECTED: 4421 S. Drake Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S.

Drake Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

417-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza

PREMISES AFFECTED: 4421 S. Drake Avenue

SUBJECT: Application for a variation to reduce the off-street parking from

one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

418-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li
OWNER: Same as applicant
PREMISES AFFECTED: 4423 S. Drake Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 39.97' to 20' for a proposed two-story, single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

419-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 1932 N. Fremont, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1932 N. Fremont Street

SUBJECT: Application for a variation to reduce the south side setback from

the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.

Continued to October 18, 2019 at 2:00 p.m.

420-19-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Medmar Lakeview, LLC
OWNER: 3524 N. Clark, LLC
PREMISES AFFECTED: 3524 N. Clark Street

SUBJECT: Application for a special use to establish a medical cannabis

dispensary.

Motion to approve without condition made by Chairman. Second by Toia. Motion denied 2-3; yeas – Esposito and Saul;

nays - Chairman, Garcia, and Toia.

Motion to approve with condition made by Chairman. Second by Toia. Motion carried 3-2; yeas – Chairman, Garcia, and

Toia; nays - Esposito and Saul.

422-19-Z ZONING DISTRICT: C1-1 WARD: 12

APPLICANT: United Developments and Investments II, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1551-59 W. 33rd Street

SUBJECT: Application for a variation to reduce the front setback from the

required 7.63' to zero for a proposed one-story commercial

building with five open parking stalls.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

423-19-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Natural Nail Cafe Corp.

OWNER: Ni Brother Inc.

PREMISES AFFECTED: 2831 N. Halsted Street 1N

SUBJECT: Application for a special use to establish a nail salon.

Dismissed for Want of Prosecution.

448-19-S ZONING DISTRICT: B3-5 WARD: 48

APPLICANT: MQS Group, LLC

OWNER: Edgewater Beach Apartment Corporation

PREMISES AFFECTED: 5557 N. Sheridan Road

SUBJECT: Application for a special use to establish a tavern.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

457-19-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street

SUBJECT: Application for a special use to establish an accessory off-site

parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie

Street.

Continued to October 18, 2019 at 2:00 p.m.

458-19-Z ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street

SUBJECT: Application for a variation to establish shared parking for

seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.

Continued to October 18, 2019 at 2:00 p.m.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by

the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting went into closed session at 8:00 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting returned to open session at 8:50 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 337-19-Z made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 16, 2019, except for Board Cal Nos. 412-19-Z, 414-19-S, 421-19-Z, 433-19-S, 444-19-S, and 356-19-Z made by Chairman. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Garcia, Saul, and Toia.

The Chairman moved to adjourn at 8:58 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Meeting adjourned.